

Doc. # 5220
ADOPTED 8/17/89

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
REUSE PARCEL RR-19
SOUTH END URBAN RENEWAL AREA, PROJECT NO.
MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title 1 of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area Project No. Mass. R-56 (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title 1, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Square C. Johnson, of 102 West Springfield Street in Boston, Massachusetts has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel RR-19 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Square C. Johnson, of 102 West Springfield Street in Boston, Massachusetts, be, and hereby is, tentatively designated as Redeveloper of Reuse Parcel RR-19 in the South End Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title 1 of the Housing Acts of 1949, as amended.

(c) Submission within eighteen (18) months days in a form satisfactory to the Authority of:

- (i) Evidence of the availability of necessary equity funds, as needed; and
- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Final working drawings and specifications; and
- (iv) A proposed schedule for improvements for the reuse parcel.

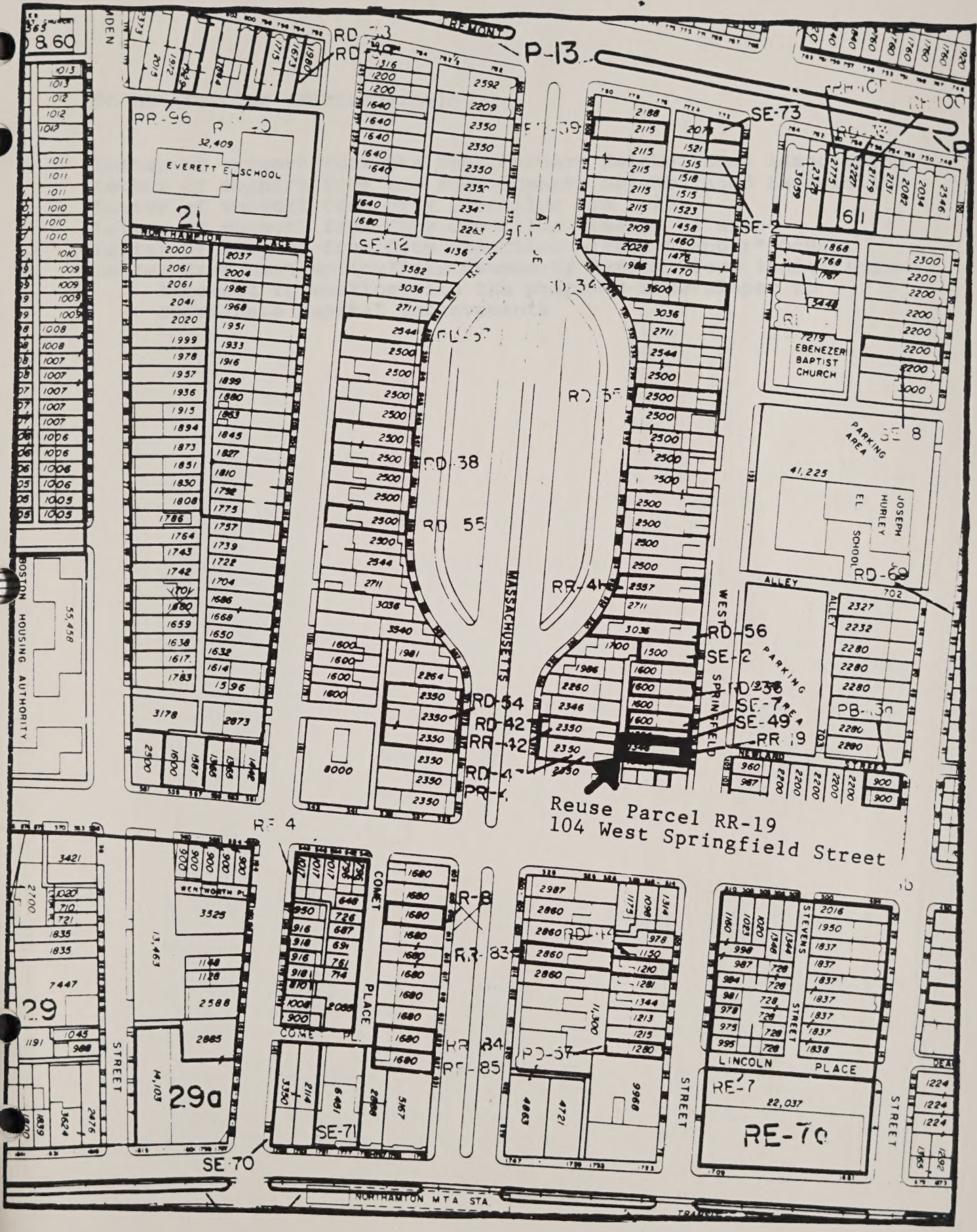
2. That disposal of Parcel RR-19 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

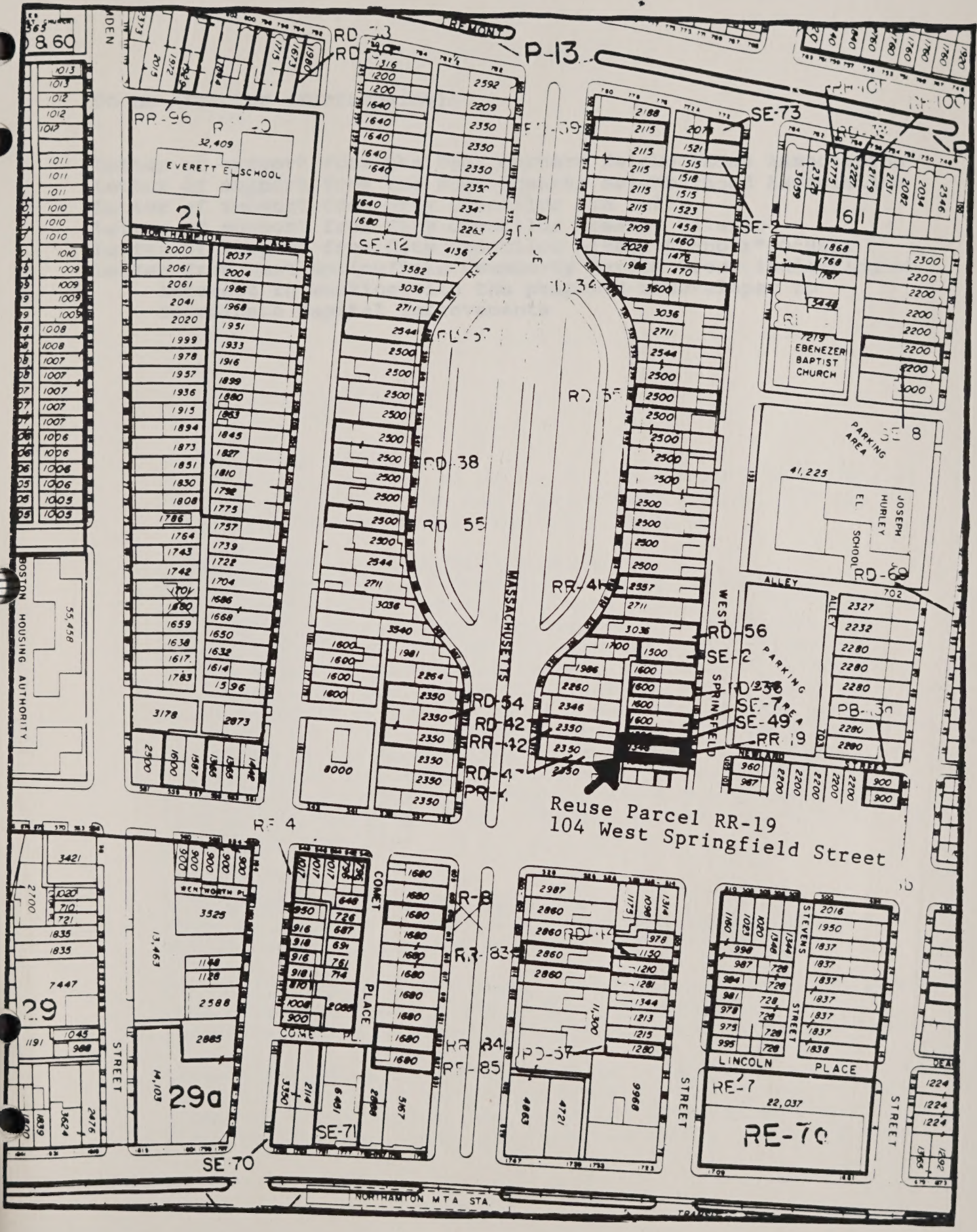
4. That the developer be, and hereby is, authorized to enter into a License with the Authority for the purpose of early entry into Parcel RR-19. Said License shall further provide that the Licensee shall obtain liability insurance naming the Authority as co-insured and Licensee agrees to indemnify and hold harmless the Authority from any liability and/or damage resulting from the Licensee's use of the premises. Said License shall further include such other terms and conditions as the Director deems proper and in the best interest of the Authority.

5. That the developer be, and hereby is, authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



Reuse Parcel RR-19
104 West Springfield Street



TO BE ATTACHED (forthcoming):

Letter of support from the Four Corners Neighborhood Association
Letter of support from the Four Squares Neighborhood Association
Letter of support from City Councilor Jim Kelly
Letter of support from City Councilor Rosaria Salerno
Letter of support from City Councilor Albert "Dapper" O'Neil
Letter from West Springfield Community Garden Group indicating an interest in working with the proposed redeveloper to coordinate capital improvements

REQUEST FOR BOARD ACTION

TO: Thomas O'Malley

FROM: Maria Faria

DATE: August 2, 1989

SUBJECT: South End Urban Renewal Area, Project No. Mass. R-56
Tentative designation of redeveloper of Reuse Parcel
RR-19, 104 West Springfield Street

1. BOARD DATE REQUESTED:
August 17, 1989

2. BOARD ACTION SOUGHT:
Tentative designation of Square C. Johnson as redeveloper of Reuse Parcel RR-19, 104 West Springfield Street, for use as off-street parking and landscaped open space

3. JUSTIFICATION FOR REQUESTED BOARD DATE:
BRA staff members have been discussing conveyance of this small parcel to Mr. Johnson for many years, but Mr. Johnson was told throughout these discussions that no action was possible until the fate of the adjacent West Springfield Street Community Garden was sealed. On June 29, 1989, the BRA tentatively designated the Trust for Public Land (TPL) as redeveloper of the garden site with the proviso that TPL work with local residents to create an entity to maintain the garden as permanent open space. There is no reason to further delay disposition of 104 West Springfield Street. Many local residents and community leaders are eager to see this parcel conveyed to Mr. Johnson, who is very elderly, as quickly as possible.

4. OUTSTANDING OR POTENTIAL ISSUES:
There is no visible community opposition to this proposed action, and considerable public support for it.

BRA staff architect Jim Kostaras will work with the proposed redeveloper to design working drawings and work specifications that complement planned garden improvements.

Someone may ask why this designation is proposed in light of the BRA's policy of postponing South End conveyances until after the completion of the South End Development Policy Planning Process. Local neighborhood groups had asked the

PROJECT FACT SHEET

1. PROJECT NAME OR PARCEL:
104 West Springfield Street, Parcel RR-19
2. PROJECT MANAGER AND TEAM:
Maria Faria, Project Manager
Mark Johnston, assistant
3. DEVELOPER/ADDRESS:
Square C. Johnson
102 West Springfield Street
Boston, Massachusetts 02118
4. SITE LOCATION:
104 West Springfield Street, located in the South End Urban
Renewal Area, Project No. Mass. R-56
5. PARCEL DESCRIPTION:
The parcel consists of 1,326 square feet of vacant land, and
is owned by the BRA.
6. ACTION REQUESTED:
This board memorandum requests that tentative designation be
granted to Square C. Johnson as redeveloper of the above-
referenced parcel.
7. PREVIOUS BOARD ACTIONS:
N/A
8. DEVELOPMENT PROGRAM:
The prospective redeveloper would like to use the land for
off-street parking and landscaped open space.
9. TOTAL DEVELOPMENT COSTS:
This remains to be determined.
10. ZONING:
No relief is required, but it may make sense to explore the
idea of changing the zoning to "open space" along with the
adjacent community garden.
11. DESIGN:
BRA architect Jim Kostaras will work with the proposed
redeveloper to create working drawings. It is recommended
that specific plans for fencing and other improvements be
coordinated with the gardeners on the adjacent West
Springfield Community Garden site so that the adjacent
parcels may complement one another.
12. FAIR HOUSING PLAN:
Not applicable

13. COMMUNITY REVIEW:
This proposal has the support of the Four Corners and Four Squares neighborhood associations.
14. NOTIFICATION OF MONS:
Kelly Cronin, South End Coordinator in the Office of Neighborhood Services, knows of and supports this proposal.
15. TRANSPORTATION ACCESS PLAN:
Not applicable
16. CENTRAL REGISTER NOTICE:
Notice of the proposed sale of this property appeared in the Central Register on June 14, 1989.
17. BRA APPRAISAL:
Pat Twohig in Real Estate Services will recommend a sale price before final designation.
18. ENVIRONMENTAL CLEARANCE:
Not applicable

Sincerely,

Thomas Philip Degnon
ATTORNEY AND COUNSELLOR AT LAW
78 DARTMOUTH STREET
BOSTON, MASSACHUSETTS 02116
(617) 536-5116

Thursday, 3 August 1989

Mr. Mark Johnston
Boston Redevelopment Authority
City Hall
Boston, MA

re: Square Johnson, Parcel RR-19

Dear Mark,

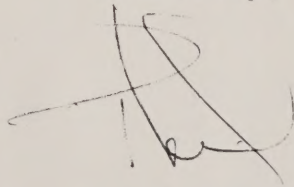
On behalf of the Four Squares Neighborhood Association, I wrote a letter in 1986 to BRA supporting Square Johnson's request to be designated developer of Parcel RR-19 at 104 West Springfield Street in the South End.

In that it now appears that some action may soon be taken, Four Squares renews its support of Mr. Johnson's designation.

As you know, Mr. Johnson has lived at 102 West Springfield (next door to the parcel) since before the beginning of urban renewal.

BRA apparently took the parcel from him by eminent domain. If BRA seeks payment for the conveyance of the parcel back to Mr. Johnson, we suggest that the payment should be no more than he was originally paid.

Sincerely,



SOUTH END

NEIGHBORHOOD SERVICE CENTER

"We Still Have The Dream"



August 4, 1989

Mr. Steven Coyle
Director
Boston Redevelopment Authority (BRA)
One City Hall Square
Boston, Massachusetts 02203

Dear Mr. Coyle,

We at the South End Neighborhood Service Center of ABCD (SNAP), were pleased to learn of your staff's intention to pursue designation of the small parcel adjacent to 102 West Springfield Street to Deacon Square C. Johnson. It is appropriate that this parcel, which is too small to generate housing, and not needed for open space, as it abuts the large garden, be deeded to its former owner to park his van, which is used weekly to transport elderly members of the Ebenezer Baptist Church.

Sincerely,

A handwritten signature in dark ink, appearing to read "Pat Cusick".

Pat Cusick
Director

Copies to: Jeanette Boone, Chairperson, SNAP Advisory
Committee



From the desk of

James M. Kelly

BOSTON CITY COUNCIL - DISTRICT TWO

725-3203

725-3452

Carol Geary
Chief of Staff

Paul J. Walkowski
Legislative Coordinator

Annmarie Geary
Secretary

August 9, 1989

Mr. Clarence Jones
Chairman
Boston Redevelopment Authority
Boston City Hall
Boston, MA 02201
RE: Disposition of BRA-owned property, 104 W. Springfield St.

Dear Mr. Jones;

I am writing in support of a request by Mr. Square Johnson of 102 West Springfield Street, Boston, to be the redeveloper of BRA-owned property located at 104 West Springfield Street, Boston.

Mr. Johnson, an abutter, has expressed an interest in using the property for parking and open space. It might be worth noting that Mr. Johnson owned the property originally, but the property was taken in 1969 as part of a larger urban renewal plan.

I feel that given the unique circumstances in this case, Mr. Johnson should have a chance to buy that property back. As always, your consideration of this request is appreciated.

Sincerely,

Jim Kelly
James M. Kelly

MEMORANDUM

AUGUST 17, 1989

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: THOMAS O'MALLEY, ACTING ASSISTANT DIRECTOR FOR
NEIGHBORHOOD HOUSING AND DEVELOPMENT
MARIA FARIA, SENIOR PROJECT MANAGER

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
TENTATIVE DESIGNATION OF REDEVELOPER OF RE-USE PARCEL
RR-19, 104 WEST SPRINGFIELD STREET

SUMMARY: THIS MEMORANDUM REQUESTS THAT THE AUTHORITY GRANT
TENTATIVE DESIGNATION TO SQUARE C. JOHNSON, 102 WEST
SPRINGFIELD STREET, AS REDEVELOPER OF RE-USE PARCEL RR-
19 (104 WEST SPRINGFIELD STREET) IN THE SOUTH END URBAN
RENEWAL AREA FOR DEVELOPMENT OF OPEN SPACE AND PARKING

Parcel RR-19 is located at 104 West Springfield Street in the South End Urban Renewal Area and contains approximately 1,326 square feet of land.

Square C. Johnson, who owns the building abutting 104 West Springfield Street, has lived at 102 West Springfield Street since 1947. He has expressed an interest in acquiring Parcel RR-19 for use as off-street parking and landscaped open space. He owns a van which he uses to transport elderly neighbors to and from church and to deliver food and supplies to elders, and he would like to be able to park this vehicle off the street. He will also plant a vegetable garden on the parcel to supplement his food budget, and he is interested in working with the abutters to design and construct an appropriate fence and landscaping for the parcel.

Parcel RR-19 was held by the BRA because the abutting parcels at 106-116 West Springfield Street, currently maintained as 9,226 square feet of community gardens, were being studied by local residents for possible housing development. On June 29, 1989, the BRA tentatively designated the Trust for Public Land as redeveloper of these parcels as permanent open space and community gardens, leaving 104 West Springfield Street for disposition as an abutter parcel.

Square C. Johnson has the support of the Four Squares and Four Corners neighborhood associations and additional area residents.

Should the BRA approve tentative designation, the proposed redeveloper will submit Final Working Drawings which will conform with the BRA's Standards and Guidelines.

It is, therefore, recommended that the BRA grant tentative designation to Square C. Johnson of 102 West Springfield Street as the Redeveloper of Parcel RR-19 located at 104 West Springfield Street in the South End Urban Renewal Area.

An appropriate resolution is attached.

